

FOR LEASE

GASLAND CENTRE

11450 160 Street NW,
Edmonton AB

COST EFFECTIVE

FULLY FURNISHED

BUILT OUT SECOND FLOOR OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Large Board Room / Training Room
- Three (3) Offices
- Dedicated Washrooms / Kitchenette
- Large Open Bull pen
- Fully Furnished
- Excellent access to 114 Avenue, 170 Street and Yellowhead Trail

AERIAL



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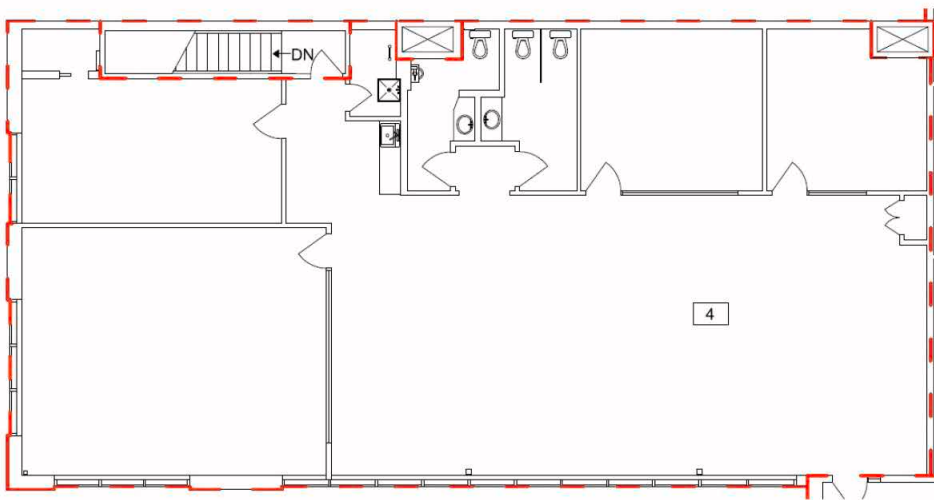
PROPERTY DETAILS

16060 114 Ave	11450 160 Street NW, Edmonton, AB
Available Area:	2nd Floor - 3,200 SF
Zoning:	IB - Industrial Business
Reduced Net Rate:	\$12.50 per SF
Additional Rent:	\$7.06 per SF plus utilities (2025 est.)
Parking:	Surface - scramble
Possession:	Immediate



INTERIOR PHOTOS

FLOOR PLAN



Plan 1



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